

165.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

843,900 / 843,900

USE VALUE:

843,900 / 843,900

ASSESSED:

843,900 / 843,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCGOWAN MICHAEL F	
Owner 2:	
Owner 3:	

Street 1: 17 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MCGOWAN MICHAEL F. -	
Owner 2: TURIEO MELANIE -	

Street 1: 17 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,665 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7665		Sq. Ft.	Site		0	70.	0.85	8									454,968						455,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										109386
										GIS Ref
										GIS Ref
										Insp Date
										06/05/18

PREVIOUS ASSESSMENT										Parcel ID	165.0-0004-0009.0	Date	Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value						
2020	101	FV	387,900	900	7,665.	455,000	843,800	843,800	Year End Roll			12/18/2019		
2019	101	FV	290,300	1000	7,665.	455,000	746,300	746,300	Year End Roll			1/3/2019		
2018	101	FV	290,300	1000	7,665.	403,000	694,300	694,300	Year End Roll			12/20/2017		
2017	101	FV	290,300	1000	7,665.	338,000	629,300	629,300	Year End Roll			1/3/2017		
2016	101	FV	290,300	1000	7,665.	338,000	629,300	629,300	Year End			1/4/2016		
2015	101	FV	283,400	1000	7,665.	292,500	576,900	576,900	Year End Roll			12/11/2014		
2014	101	FV	283,400	1000	7,665.	282,700	567,100	567,100	Year End Roll			12/16/2013		
2013	101	FV	283,400	1000	7,665.	269,100	553,500	553,500				12/13/2012		

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	Date	Notes
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				
MCGOWAN MICHAEL	61827-446		5/20/2013	Estate/Div	125,387	No	No					
HILL ASSOCIATES	33665-302		9/13/2001		465,000	No	No					
GIBSON ELIZABET	31496-354		6/13/2000	Change>Sale	170,000	No	No					
BASRUR VIVEK	27705-105		9/25/1997	Family		1	No	No	A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/1/2016	1062	Heat App	8,000					2 wall mounted hea	6/5/2018	MEAS&NOTICE	BS	Barbara S
9/6/2005	800	Redo Bat	15,400	C		G7	GR FY07	GUT REHAB OF FBTH	1/8/2009	Meas/Inspect	345	PATRIOT
6/15/2000	494	Alterati	60,000	C		G7	GR FY07	RENOVATE INTERIOR-	5/8/2006	Permit Visit	BR	B Rossignol
									10/25/2000	Hearing Chag	163	PATRIOT
									12/21/1999	Mailer Sent		
									12/2/1999	Measured	270	PATRIOT
									7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS BSMT SINK.														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 1	Rating: Fair									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1										
GENERAL INFORMATION				OTHER FEATURES								Level	FY LR DR D K FR RR BR FB HB L O									
Grade: C+ - Average (+)	Year Blt: 1915	Eff Yr Blt:		Total Units:		Other																
Alt LUC:		Alt %:		Floor:		Upper																
Jurisdct: G7		Fact: .		% Own:		Lvl 2																
Const Mod:				Name:		Lvl 1																
Lump Sum Adj:						Lower																
INTERIOR INFORMATION				DEPRECIATION								Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1						
Avg Ht/FL: STD	Prim Int Wall: 1M - Drywall	Sec Int Wall:	%	Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRs	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	20 %	Functional:	%	Interior:		1	6	3												
				Economic:	%	Additions:																
				Special:	%	Kitchen:																
				Override:	%	Baths:																
				Total: 10.8 %		Plumbing:																
						Electric:																
						Heating:																
						General:																
CALC SUMMARY				COMPARABLE SALES								Totals	1	6	3							
Basic \$ / SQ: 125.00	Size Adj.: 1.33093381	Const Adj.: 1.00789928	Adj \$ / SQ: 167.681	Rate	Parcel ID	Typ	Date	Sale Price														
Other Features: 90300	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:		AvRate:		Ind.Val														
LUC Factor: 1.00	Adj Total: 434925	Depreciation: 46972	Deprecated Total: 387953	Juris. Factor: 1.00	Before Depr: 184.45	Special Features: 0	Val/Su Net: 141.55	Final Total: 388000	Val/Su SzAd: 251.62													
MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 165.0-0004-0009.0				IMAGE								
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
2	Frame Shed	D	Y	1	8 X 12	A	AV	2005	0.00	T	11.2	101										
19	Patio	D	Y	1	300	A	AV	2005	3.50	T	11.2	101			900		900					
More: N	Total Yard Items:	900	Total Special Features:		Total:	900																